

Memo



Date: June 8, 2011
File: 0710-20
To: City Manager
From: Building Services Manager
Subject: Emergency Roof Repair - Badminton Club, Gaston Avenue

Recommendation:

THAT Council receives the report from the Building Services Manager, dated June 8, 2011, with respect to the emergency roof repair for the Badminton Club located on Gaston Avenue;

AND FURTHER THAT the 2011 Financial Plan be amended to fund the emergency roof repair costs with \$149,220 from General Reserve and \$60,780 from capital building project number 2852 (RCMP Windsor Road generator installation).

Purpose:

To approve a budget amendment for the 2011 Financial Plan, in order to complete the emergency roof repair for the Badminton Club.

Background:

The Badminton Club, located on Gaston Avenue, was constructed in the mid 1940's era. The roof membrane replacement has reached the end of its service life and was scheduled for replacement in 2009. During an investigative process to accurately define the scope of work it was discovered that the purlin support system between the trusses was sagging.

A structural engineer (CWMM) was subsequently engaged to review the heavy timber truss and purlin system and provide an assessment of the roof for structural integrity. The engineer's report indicated the roof did not meet the BCBC 2006 building code; however the extent to which the trusses did not meet code were largely dependent on the quality of the materials not the design. After further conversations with the structural engineer it was agreed the roof was sound for the work to continue and that the roofer should take precautions when loading the roof with materials.

A competitive bidding process was initiated with Pinnacle Roofing being awarded the contract to re-shingle the roof. Pinnacle roofing started the project in mid March exposing 1/3 of the plywood roof deck on the north side of the building. The roofing contractor noticed significant rot in the wood deck and requested a roof inspection and instruction to be provided. A roofing consultant (Pacific Western Roofing) investigated the roof decking issues and identified this as a major problem. It is the roofing consultants' interpretation that the absence of a vapor barrier on the warm side of the building has created a moisture trap between the insulation and the plywood deck which ultimately caused the deterioration of the roof deck.

As a result the structural engineer was re-engaged to continue their investigation. Since the roof structure was exposed at this time a more forensic investigation was completed involving a lumber grader. This inspection confirmed the quality of the wood material did meet structural grade quality and subsequent stress calculations determined the roof did in-fact meet current code requirements. CWMM has also provided recommendations that should be considered during repairs that would ensure the continuity of the load path from the roof diaphragm into the walls of the building.

Based on the information provided by Pacific Western Roofing and CWMM the scope of work for the repairs is:

- Replace the plywood sheathing.
- Installation of a spray foam insulation product with sealer.
- Removal and replacement of ceiling in kitchen and lounge to facilitate insulation installation.
- Removal & replacement the insulation in the newer section of the building as it appears to be constructed similar to the older section and could be experiencing similar moisture conditions.
- Structural upgrades proposed by CWMM to ensure the continuity of the load path from the roof to the walls.

The cost estimate for the repair is \$225,000 and includes a reasonable contingency based on the information known and potential replacement of purlins and other miscellaneous work. The primary risk in this repair will be the discovery of further rot damage in the truss which could significantly increase the cost of the repair.

The funding sources and budget amendment required to fund the Badminton Club roof repairs are as follows:

Funding Source	Budget	Description
RCMP Windsor Rd. Generator Installation	\$60,780	Project has been cancelled due to increased scope of work and will be brought forward for consideration in 2012
Badminton Club Roof Replacement	\$8,000	Available funding remaining from the original approved project budget
Cities portion of RinC funding	\$98,000	Available funding remaining after completion of the Recreation Infrastructure projects to Rutland Arena, Kings Stadium, Apple Bowl and Elks Stadium (including \$20,000 re-allocated from the Elks Stadium Reserve)
Badminton Club	\$15,000	This money is being donated by the Badminton Club towards the roof repair project.
Building Repair Reserve	\$43,220	Funding to complete the repairs. Any budget left over after the project will be returned to the Building Repair reserve.

Financial/Budgetary Considerations:

The estimated total budget to complete the repairs is \$225,000. Any funding left over after the repairs are completed will be returned to the Building Repair Reserve.

Internal Circulation:

Manager, Sport & Facility Programs,
Director, Financial Services
Director, Recreation & Culture
Director, Real Estate & Building Services
Director, Infrastructure Planning


External Agency/Public Comments:

See Annex 1

Considerations not applicable to this report:

Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
Financial/Budgetary Considerations:
Personnel Implications:
Community & Media Relations Comments:
Alternate Recommendation:

Submitted by:



M. Johansen, Manager, Building Services

Approved for inclusion:



Doug Gilchrist, Director, Real Estate & Building Services

cc: Manager, Financial Planning Manager
Manager, Sport & Facility Programs,

ANNEX 1 - Kelowna Badminton Club

The Kelowna Badminton Club originally started in 1910 in the Raymer Hall, moving to the Exhibition building in the early 20's. When fire destroyed the Exhibition Building in 1928 the club built a four-court facility on Richter Street near Harvey Avenue. In 1948 the property was sold to the school board for enlarging the Kelowna Secondary School.

The present hall was built in 1949/50 with the official opening October 14, 1950. In 1987 the fifth court was added. The facility is one of the best in B.C. and the only one of its kind in the B.C. interior. The hall has an excellent viewing area, suspended floor, high ceiling, insulated walls, ladies and men's changing room complete with showers, ample parking, kitchen facilities etc.

Club membership is a mix of ages and skills; from teens to 90+, beginners to advanced, recreational and competitive; with Junior membership coaching clinics. Adult coaching clinics are held at various times throughout the year.

Tournaments both fun and competitive are held during the year covering Junior, Open and Masters. Social nights are also held frequently throughout the year.

Quick Stats

- 101 years old.
- Occupied and owned building since 1950 (building originally a packing house).
- 1960's sold to City and have leased since.
- Largest badminton club outside lower mainland.
- Make-up 35-40% of Badminton BC's membership.
- Financially viable. Have established reserve fund for capital projects (i.e. new floor).

Membership

- Volunteer operated
- Membership ranges from teens to 91 years old.
- In 2010 club boasted 379 Members (211 Full-time adults, 32 restricted adults, 21 full-time students, 83 juniors, 12 lifetime members, 20 members status undetermined).
- Currently have approximately 400 members (2011).
- Membership has grown from 250 - 400 members in last 7 years.
- Members often play 3 - 4 times per week.
- Open to the public; but must be accompanied by member or drop-in when members are present.
- Open to people with disabilities at no charge.

Coaching

- Head coach (Jr. Development & High Performance): Robbyn Hermitage (two-time Olympian and multiple national champion)

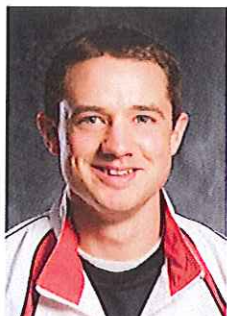
Tournaments

- Hosted 2010 Canadian Championships.
- Recently held the 2011 Ogopogo Masters and Kelowna Open Tournaments

Executive



Michael Christian: **President**



Neil Ward :
Vice President



Linda Estabrooks: **Tournament Director**



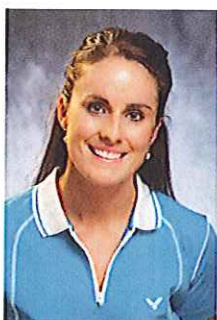
Mike Mitson: **Secretary**



Val Warwick: **Treasurer**



Michael Heroux: **Membership Director**



Lindsay Thomson: **Junior Director**



Ezreena Scott: **Member at
Large**



Jennay Oliver: **Social Director**